TRACT Nº 21290

THE CITY OF LOS ANGELES COUNTY OF LOS ANGELES STATE OF CALIFORNIA

BEING A SUBDIVISION OF A PORTION OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 29, T. 2N, R.IG W., OF EX MISSION DE SAN FERNANDO AS SHOWN ON A MAP RECORDED IN BOOK I, PAGES 605 AND 606 OF PATENTS, IN THE OFFICE OF THE RECORDER OF THE COUNTY OF LOS ANGELES.

Scale :- 1"= 100'

June 8, 1955

15 PAST 4 P.M.

362

AT PAGE

DE MAN ELLANDS

MAME B. BEATTY.

COUNTY SHOWINGER

& Dangukan

Cecil O. Cooley

December 1954

We hereby certify that we are the owners of or are interested in the lands included within the subdivision shown on the annexed map and we consent to the preparation and recondation of said map and subdivision as shown within the colored border lines. And we hereby grant and dedicate to the public use the Streets Avenues and Wars shown on said map within said subdivision. We also hereby dedicate to the City of Los Angeles the easements for public utilities over the strips of land so designated on said map. And we hereby dedicate for public use for street purposes lots 76 and 77 designated as future street on said map within said subdivision and those certain strips of land designated as future street on said map within said subdivision reserving to ourselves for the use of ourselves and successive owners of said lots 76 and 77 and the respective owners of the lots of which said future street is a part any and all ordinary uses of said lots 76 and 77 and said strips of land except for access purposes or the erection or construction of buildings thereon until such time as the legislative body shall accept same for street purposes. As a dedication to public use, while all of Mason Avenue within this subdivision remains a public highway, and for such time only, we hereby abandon all rights of vehicular ingress and egress from lots 51,52,59,60 and 75 to said avenue so that owners of said lots 51,52,59,60 and 75 to said avenue so that owners of said lots 51,52,59,60 and 75 abouting this highway during such time as said lots remain in a residential zone, will have no rights of vehicular access whatever in the highway as such except the general easement of travel which belongs to the whole public large the part which belongs to the whole public that this subdivision, such vacation terminates the above dedication as to the part

TOWNE HOMES, INC., A Corporation, Owner

By A hua h. hung By Dewin

HOMES, INC., A Corporation, Owner

By Sechard Morene President

a Notary Public in and for said County and State,
On this 11 day of April, in the year 1955, before me<u>Edythe Fisher</u>, a personally appeared

Un this II day of April, in the year 1955, before me course, and Beverly Pastornak, known to me to be the President, and Beverly Pastornak, known to me to be the Secretary, of Towne Homes, Inc., the corporation that executed the within instrument and acknowledged to me that such corporation executed the same.

M. COMMISSION Expires Nov. 11, 1958 Edythe Fishe Notary Public

State of California County of Los Angeles 5.5

On this IITH day of April, in the year 1955, before me Edythe Fisher, said County and State, personally appeared Richard H. Doremus, known to me to be the President, and Beverly Pastornak, known to me to be the Secretary, of Exhibit Homes, Inc., the corporation that executed the within instrument and acknowledged to me that such corporation executed the same.

My Commission Expires: 2001/1958

Edythe Fisher

The Department of Water and Power of the City of Los Angeles hereby consents to the making of the americal map and subdivision and hereby joins in the execution of the owners certificate to the exitent of its interest, reserving, however, to the City of Los Angeles for the use and benefit of said Department any and all easements, rights and interests owned by said City and or said Department in said subdivision; and this consent is given upon and subject to the condition that no cost or expense whatsoever shall in any manner devolve upon said Department on account of any relocation, removal or abandonment of any water main, pipe, conduit, pole, wire or other facility under control of said Department necessitated by the opening widening or improvement of any public street unway or by any other public improvement work within said subdivision; and upon and subject to the further condition that no building, structure or other improvement whatsoever (other than improvements in public streets) shall be constructed, placed or maintained in, on or over said easements or rights of way without the consent of said Department.

Approved by Seb C.J. Itt er. Engineer of Design

Department of Water and Power of the City of Los Angles By Board of Water and Power Commissioners of the City of Los Angles

Authorized by Resolution

Adopted <u>May 5, 1955</u>

STATE of CAL!FORNIA COUNTY of LOS ANGELES \$ s.s.

On this 5th day of May , in the year 1955, before me J. F. Neel a Notary Public in and for said County and State, duly commissioned and sworn, personally appeared Ben P. Griffith , known to me to be the president, and Joseph L. Williams known to me to be the secretary of the Board of Water and Power Commissioners of the City of Los Angeles the governing body of the Department of Water and Power of the City of Los Angeles, known to me to be the persons who executed the within instrument on behalf of said Department of Water and Power of the City of Los Angeles, and acknowledged to me that such Department executed the same.

In witness whereof, I have nereunto set my hand and affixed my official seal the day and year in this certificate first above written.

My commission expires <u>January 1</u>, 1957 . J. F. Mell . Sotary Public

I hereby certify that I am a Licensed Surveyor of the State of California; that this map, consisting of two sheets, correctly represents a true and complete survey made under my supervision. December 1954; that the monuments of the character and locations shown hereon will be in place not later than April 30,1956; that such monuments are sufficient to enable the survey to be readily retraced.

Licensed Surve. ut

BASIS OF BEARINGS: The bearing of the centerline of MASON AVENUE between Schoenborn Street and Chase Street (N $0^{\circ}03'17'E$) as shown on Tract Nº 1928D, M.B. 513-25-26 was used as the basis of bearings for this map.

MONUMENT NOTE:-

All 2"LP's shown as "Set" are 12" below ground surface, filled with concrete, and bear a metal tag stamped L.S. 2489.

duly approved by the Board of Supervisors which are the state of Supervisors white Country of the State of The Supervisors white Country of the State of The Country of the Supervisors white Country of the Supervisors white Country of the State of The State of The Supervisors white Country of the State of The Sta

Approved June 8, 1955
WILLIAM J. FOX. County Engineer
By Faul A. Josust

The significe of the CATY CF LOS ANGELES owner of an easement for water pipeline purposes as per deed recorded in Book 27169 page 208, Official Records, Records of Los Angeles County has been omitted under the provisions of Section 11587, Subsection (a), of the Subdivision Map Act, their title is such that it cannot ripen into a fee title and said signature is not required by the Los Angeles City Council.

AND THAT THE SUBDIVISION AS SHOWN HEREON IS SUBSTANTIALLY THE SAME AS IT APPEARED ON THE TENTATIVE MAP AND ANY APPROVED ALTERATIONS THEREOF: THAT ALL PROVISIONS OF CHAPTER 128 STATUTES OF 1943 AS AMENDED STATE OF CALIFORNIA AND OF ALL LOCAL ORDINANCES APPLICABLE AND IN EFFECT AT THE TIME OF THE APPROVAL OF THE TENTATIVE WAP HAVE BEEN COMPLIED WITH AND I AM SATISFIED THAT THIS MAP IS TECHNICALLY CORRECT.

DATE May 25 19 55

TOWER HOLDS, INC., The City of Los Angeles

The City of Los Angeles, State of California, a Lexibility of Los Angeles

To said city. Order no. 4221200 dated May 18 Section of Said City. Order no. 4221200 dated May 18 Section of Said City and County that it appears from the Records of Said City and County that Exhibit Homes. Enc.,

Tower Homes, Inc., The City at Los Aryeles

FOR THE RECORDING OF THIS MAP BY LAW.

OTH ENGINEER LLOYD ALDRICH

Hay 25:100 aldied

HEREBY CERTIFY THAT THE CITY COUNCIL OF THE CITY OF LOS ANGELES APPRIOVED THE ATTACHED MAP AND AGCEPTED ON BEHALF OF THE PROPERTY AND ABANDONMENT OF INTESS AND EGRESS RIGHTS SHOWN ON SAID MAP AND THEREIN OFFERED FOR DEDICATION EXCEPT THOSE MARKED "FUTURE STREET" AND "FUTURE ALLEY" PROVIDED THAT NOTHING HEREID CONTAINED SHALL BE CONSTRUCT AS AN ACCUPTANCE OF ANY IMPROVEMENTS MADE IN OR UPON ANY STREET, ROAD, ALLEY, HIGHWAY OR EASEMENT SHOWN OR THIS MAP.

BATE GENER 7 1955.
WALTER G. PETERSON, Gity Clork
Deputy

THEREOF DENTIFY THAT ALL SPECIAL ASSESSMENTS OF WHICH I AM IN CHARGE, TO WHICH THE LAND INCLUDED IN THE WITHIN SUDDIVISION OR ANY PART THEREOF IS SUBJECT AND WHIGH HAY BEEN PAID IN FULL.

DIRECTOR, BUREAU OF ASSESSMENTS, ROBERT C. MACY

May 12 1955 Deputy Jun 3

TRACT Nº 21290

N THE CITY OF LOS ANGELES COUNTY OF LOS ANGELES STATE OF CALIFORNIA

BEING A SUBDIVISION OF A PORTION OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 29, T. 2N., R. 16W., OF EX MISSION DE SAN FERNANDO AS SHOWN ON A MAP RECORDED IN BOOK I, PAGES 605 AND 606 OF PATENTS, IN THE OFFICE OF THE RECORDER OF THE COUNTY OF LOS ANGELES.

June 8, 1935

15 MAN. 4 P. M.

IN DOOK 562

AT PAGE

LOS ANGELES SUCCETA, CALIF.

NAME B. EXATTY.

COUNTY RESIDENCE.

Cecil O. Cooley Scale :- I"= 100' December 1954 L.S. 2489 BASIS OF BEARINGS: The bearing of the & of MASON AVENUE, between Schoenborn Street and Chase Street (N.O°0317"E.), as shown on Tracl Nº 1928D M.B. 513-25, 26 was used as the basis of bearings for this map. NOTE:-All 2"I.P.s shown as "Set" are 12" below ground surface, filled with concrete and bear a metal tag stamped L.S. 2489. 42. NE Cor S.E. 1/4, S.W. 1/4, Sec 29 Fd. Old 2"x 2" Stake per Tr 元 CHASE CHASE ≒ STREET N'ly Line of the S.E.1/4 of the S.W.1/4 of Section 29-STREET E 42' RODAX STREET SCALE :- 1"= 100 of Lot ECCLES STREET 5 Public Utility Easement to City of Los Angeles 5 Public Utility Easement to City of Los Angeles -Set S &T. 5' Public Utility Easement to City of los 2'x20' Public Utility Easement to the N.0°02'40'E.-11.69' 27 3D' 27 -323.00.**AVENUE** S. 127.001 30' .30' 46 39 29 36 26 HACKNEY HACKNEY 319.09' STREET STREET 120.00 124.00 45 40 35 City of 411.30° ---68.50° ---70.00 422.69 25 120.00' 120.00 120.00 3U⁸ 30' COMMUNITY 44 34 STREET Δ·5°39'17" L·7.40 120.00' N 89° 57' 20 'W N.V° US 17 TE. of of City of ,209 124.00' N.89°57'70"W. N.89°57'20"W -482 N.84" 57" 20"W. 32 nent 708,2 N8410'50'E. '.Rad. 319.04 STREET Ü N.89*57'20*W.- 206.85' STREET 26.46' MANDELL 292.50 MANDELL MANDELL →Set S.&T N 89*57:20"W. -1017.04" N.89°57'20"W.-217.47" Δ·20 16 42 R· 15.00 L· 26.33 STREET. N88'4E'17'E-90.02-11.69°57'20"W-189.18" L=62.62 2 ×20 Public Utility Easement to City of 63 64 65 67 LURLINE 21 20 MASON -10 Public Utility Easement to City of Los Angeles 10' Public Utility Easement 1 N89°57'20' W. 10'-102.00' --70.00' to City of Los 403.00 11.89°57' ... W. 42 -2'×20' Public Utility Easement to City of los Angeles 30' 30' 120.00' N.89°57'20"W, 75 [Fd S&T per ties in tr № 19280, 74 73 71 70 12 13 10 IM.F 513-25, 76 N89°56'50"W.-553.87 SCHOENBORN STREET N.89°57'50"W.- 570.12' N.89°56′50″W.-660.87 **SCHOENBORN** Sel SaT Sel S.&T. STREET N.89° 57'50" W - 660 12 LOT 76 - 11590.87' FUTURE STREET N.83°56'50"W.- ee 0.87 N.89° 57' 50" W.- 660.12 >~ LÔT 77 - 1'× 600.12' FUTURE STREET [Fd :" I.P per Tract N° 9630, M.B. 135 -96/98, & C.E.F.B. SE Con SE. 14, S. W. 14, Sec. 23, Fd. S. &T. per ties in Tr. Nº 19280, M.B. 513-25, 26 (S.W. Cor. S.E.1/4, S.W.1/4, Sec. 29) Fd. 2"I.P. per Tr. Nº 9630 M. B. 135-96/98, & C.E.F.B. 12913-33 LURLINE 12913-12 30' 30' MASON AVENUE SUBDIVISION 0F THIS PART NOT A PART OF THIS NOT 30, ALLEY SUBDIVISION COZYCROF Fd. standard survey mon. per C.E.F.B. 10659-43, & Tr. Nº 19280 MB 513-25, 26 30° JFd. S. & T. per C.E.F.B. 12913-12 30 22 .05 .01 BOULEVARD ROSCOE 20. 660.19 JFd. Standard Survey Mon. per C.E.F.B. 12913-33 25' 42'